

The Groves Community Development District

August 4, 2026

Agenda Package

TEAMS MEETING INFORMATION

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Meeting ID: 237 585 817 201 8

Passcode: bu3GU7Uo

2005 Pan Am Circle, Suite 300
Tampa FL 33607

CLEAR PARTNERSHIPS



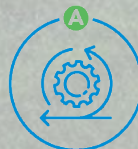
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

The Groves Community Development District

Board of Supervisors

Jimmy Allison, Chairman
Richard Loar, Vice Chairman
Sandy Cross, Assistant Secretary
Joel Watkins, Assistant Secretary
Jim Lewis, Assistant Secretary

District Staff

Wendi McAnn, District Manager
Kilinski / Van Wyk, District Counsel
Stephen Brletic, District Engineer
Howard Neal, Area Manager
Clint Robinson, Assistant District Manager/Assistant Clubhouse Manager
Melissa Williams, District Admin
Christian Haller, District Accountant

Regular Meeting Agenda

Tuesday, August 4, 2026, at 10:00 a.m.

The Regular Meeting of The Groves Community Development District will be held on August 4, 2026, at 10:00 a.m. at the Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, FL, 34637. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 237 585 817 201 8 **Passcode:** bu3GU7Uo

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. PUBLIC HEARING TO ADOPT THE FISCAL YEAR 2027 BUDGET

- A. Consideration of Resolution 2026-10; Adopting Fiscal Year 2027 Budget.....Page 4
- B. Consideration of Resolution 2026-11; Levying Non-ad Valorem Assessment.....Page 29

5. BUSINESS ITEMS

- A. Consideration of Resolution 2026-12; Setting FY2027 Meeting Schedule.....Page 34
- B. Discussion on Ballroom
- C. Discussion on OLM specs
- D. Consideration of BAL Engineering Proposal.....Page 36

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Aquatics Report
- D. Clubhouse Manager.....Page 40
- E. District Manager.....Page 53

7. BUSINESS ADMINISTRATION

A. Consideration of Meeting Minutes July 7, 2026.....Page 55

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

10. ADJOURNMENT

Next regularly scheduled meeting is Tuesday, September 8, 2026, at 10:00 a.m.

RESOLUTION 2026-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of The Groves Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for The Groves Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2007)	\$ _____
RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in

the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2026.

ATTEST:

**THE GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit A
Adopted Budget for Fiscal Year 2027

***The Groves
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 5, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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The Groves

Community Development District

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-)	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$16,960.00	\$0.00	\$16,960.00	-99%	\$15,000.00
Special Assmnts- Tax Collector	\$1,345,049.00	\$1,294,059.00	\$50,990.00	\$1,345,049.00	0%	\$1,527,504.26
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$61,100.17
RV Parking Lot Revenue	\$2,000.00	\$2,959.00	\$0.00	\$2,959.00	48%	\$3,000.00
Facility Revenue	\$5,000.00	\$4,445.00	\$555.00	\$5,000.00	0%	\$5,000.00
Other Misc. Revenue	\$0.00	\$17,072.00	\$0.00	\$17,072.00	0%	\$15,000.00
TOTAL REVENUES	\$1,352,049.00	\$1,335,495.00	\$51,545.00	\$1,387,040.00	3%	\$1,504,404.09

EXPENDITURES

Legislative

Supervisor Fees	\$18,000.00	\$8,000.00	\$10,000.00	\$18,000.00	0%	\$18,000.00
Total Legislative	\$18,000.00	\$8,000.00	\$10,000.00	\$18,000.00	0%	\$18,000.00

Financial & Administrative

Management Consulting Services	\$77,376.00	\$38,688.00	\$38,688.00	\$77,376.00	0%	\$79,697.00
District Engineer	\$10,000.00	\$1,950.00	\$8,050.00	\$10,000.00	0%	\$10,000.00
Assessment Roll	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	0%	\$5,000.00
Tax Collector /Property Appraiser Fees	\$250.00	\$150.00	\$100.00	\$250.00	0%	\$250.00
Management Contract (Amenity)	\$345,395.00	\$172,698.00	\$172,697.00	\$345,395.00	0%	\$355,757.00
Trustees Fees	\$4,000.00	\$3,750.00	\$250.00	\$4,000.00	0%	\$4,000.00
Auditing Services	\$3,200.00	\$0.00	\$3,200.00	\$3,200.00	0%	\$3,200.00
Arbitrage Rebate Calculation	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Public Officials Insurance	\$4,000.00	\$3,922.00	\$78.00	\$4,000.00	0%	\$4,000.00
Miscellaneous Mailings	\$1,000.00	\$27.00	\$973.00	\$1,000.00	0%	\$1,000.00
Legal Advertising	\$1,500.00	\$1,977.00	\$0.00	\$1,977.00	32%	\$1,500.00
Bank Fees	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Dues, Licenses & Fees	\$175.00	\$268.00	\$0.00	\$268.00	53%	\$300.00
Music License/Monthly Service	\$500.00	\$1,258.00	\$0.00	\$1,258.00	152%	\$500.00
Website Host, Maintenance, Backup & Email	\$1,500.00	\$1,451.00	\$49.00	\$1,500.00	0%	\$1,500.00
ADA Website Compliance	\$1,515.00	\$0.00	\$1,515.00	\$1,515.00	0%	\$1,700.00
Maintenance Software Program	\$2,100.00	\$0.00	\$2,100.00	\$2,100.00	0%	\$2,100.00
District Counsel	\$30,000.00	\$23,720.00	\$6,280.00	\$30,000.00	0%	\$25,000.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,550.09
Total Financial & Administrative	\$489,511.00	\$254,859.00	\$235,980.00	\$490,839.00	0%	\$528,054.09

The Groves
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
Security Operations						
Security Monitoring Services (gates and pool)	\$23,000.00	\$12,479.00	\$10,521.00	\$23,000.00	0%	\$25,000.00
Security Camera Maintenance	\$1,800.00	\$2,138.00	\$0.00	\$2,138.00	19%	\$2,500.00
Security Services	\$0.00	\$62,376.00	\$0.00	\$62,376.00	0%	\$26,000.00
Total Security Operations	\$24,800.00	\$76,993.00	\$10,521.00	\$87,514.00	253%	\$53,500.00
Road and Street Facilities						
R&M-Parking Lots	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M-Sidewalks	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Roadway Repair & Maintenance	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
R&M-Gates	\$2,000.00	\$14,642.00	\$0.00	\$14,642.00	632%	\$2,000.00
Total Road and Street Facilities	\$18,000.00	\$14,642.00	\$16,000.00	\$30,642.00	70%	\$18,000.00
Electric Utility Services						
Utility Services	\$12,000.00	\$1,796.00	\$1,825.77	\$3,621.77	-70%	\$5,000.00
Utility - Recreation Facilities	\$35,000.00	\$26,648.00	\$27,089.68	\$53,737.68	54%	\$42,000.00
Street Lights	\$27,000.00	\$8,140.00	\$8,274.92	\$16,414.92	-39%	\$20,000.00
Gas Utility - Recreation Facilities	\$15,000.00	\$360.00	\$365.97	\$725.97	-95%	\$15,000.00
Total Electric Utility Services	\$89,000.00	\$36,944.00	\$37,556.33	\$74,500.33	-16%	\$82,000.00
Garbage/Solid Waste Control Services						
Solid Waste Assessment	\$2,750.00	\$0.00	\$2,750.00	\$2,750.00	0%	\$2,750.00
Garbage - Recreational Facility	\$4,000.00	\$4,281.00	\$0.00	\$4,281.00	7%	\$9,000.00
Total Garbage/Solid Waste Control Services	\$6,750.00	\$4,281.00	\$2,750.00	\$7,031.00	4%	\$11,750.00
Water-Sewer Combination Services						
Utility Services	\$16,000.00	\$10,301.00	\$10,471.73	\$20,772.73	30%	\$20,000.00
Total Water-Sewer Combination Services	\$16,000.00	\$10,301.00	\$10,471.73	\$20,772.73	30%	\$20,000.00
Stormwater Control						
Aquatic Maintenance	\$25,000.00	\$9,378.00	\$15,622.00	\$25,000.00	0%	\$25,000.00
R&M Lake & Pond Bank	\$8,000.00	\$1,337.00	\$6,663.00	\$8,000.00	0%	\$8,000.00
Stormwater Assessment	\$3,684.00	\$8,633.00	\$0.00	\$8,633.00	134%	\$4,000.00
R&M-Stormwater System	\$2,700.00	\$0.00	\$2,700.00	\$2,700.00	0%	\$3,000.00
Total Stormwater Control	\$39,384.00	\$19,348.00	\$24,985.00	\$44,333.00	13%	\$40,000.00
Other Physical Environment						
Workers' Compensation	\$850.00	\$0.00	\$850.00	\$850.00	0%	\$1,000.00
Reclaimed Water- WUP	\$0.00	\$4,411.00	\$0.00	\$4,411.00	0%	\$0.00
General Liability & Property/Casualty ins	\$65,000.00	\$62,656.00	\$2,344.00	\$65,000.00	0%	\$70,000.00
Landscape Maintenance	\$197,354.00	\$95,808.00	\$101,546.00	\$197,354.00	0%	\$237,000.00

The Groves
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026		FY 2027
Irrigation Maintenance & Repairs	\$50,000.00	\$17,386.00	\$32,614.00	\$50,000.00	0%	\$40,000.00
Irrigation Pump/Well Maintenance	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$6,000.00
Landscape Replacement Plants, Shrubs, Trees	\$20,000.00	\$1,743.00	\$18,257.00	\$20,000.00	0%	\$20,000.00
Landscape -Annuals	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00
Holiday Decoration	\$10,000.00	\$11,140.00	\$0.00	\$11,140.00	11%	\$12,000.00
Landscape - Mulch	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$20,000.00
Total Other Physical Environment	\$356,204.00	\$193,144.00	\$168,611.00	\$361,755.00	2%	\$416,000.00
Parks and Recreation						
Athletic/Park Court/Field Repairs	\$2,500.00	\$5,399.00	\$0.00	\$5,399.00	116%	\$5,000.00
Clubhouse Misc. Expense	\$11,000.00	\$6,050.00	\$4,950.00	\$11,000.00	0%	\$11,000.00
Computer Support	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Dog Park Maintenance	\$1,000.00	\$1,801.00	\$0.00	\$1,801.00	80%	\$1,000.00
Lease - Copier	\$4,800.00	\$2,537.00	\$2,263.00	\$4,800.00	0%	\$5,000.00
Facility A/C & Heating Maintenance & Repair	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	0%	\$6,000.00
R&M-Fitness Equipment	\$1,000.00	\$2,497.00	\$0.00	\$2,497.00	150%	\$2,500.00
R&M-Fountain	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	0%	\$6,000.00
Fountain Service Contract	\$2,000.00	\$988.00	\$1,012.00	\$2,000.00	0%	\$2,600.00
Furniture Repair/Replacement	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$4,000.00
Janitorial Supplies	\$6,500.00	\$2,696.00	\$3,804.00	\$6,500.00	0%	\$6,500.00
Lighting Repairs & Replacement	\$1,000.00	\$4,015.00	\$0.00	\$4,015.00	302%	\$1,000.00
Maintenance & Repairs	\$25,000.00	\$16,660.00	\$8,340.00	\$25,000.00	0%	\$25,000.00
Office Supplies	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Pest Control	\$2,000.00	\$1,894.00	\$106.00	\$2,000.00	0%	\$2,500.00
Pool Furniture repair & replacement	\$4,000.00	\$1,918.00	\$2,082.00	\$4,000.00	0%	\$4,000.00
R&M-Pools	\$4,000.00	\$864.00	\$3,136.00	\$4,000.00	0%	\$4,000.00
Contracts-Pools	\$30,000.00	\$15,360.00	\$14,640.00	\$30,000.00	0%	\$39,000.00
Security & Fire Monitoring Services	\$1,600.00	\$3,360.00	\$0.00	\$3,360.00	110%	\$5,000.00
Telephone, Cable & Internet Service	\$6,500.00	\$4,014.00	\$2,486.00	\$6,500.00	0%	\$6,500.00
R&M-Vehicles	\$1,000.00	\$483.00	\$517.00	\$1,000.00	0%	\$1,000.00
Total Parks and Recreation	\$121,400.00	\$70,536.00	\$60,836.00	\$131,372.00	8%	\$139,100.00
Restaurant						
Restaurant Expense	\$3,000.00	\$3,951.00	\$0.00	\$3,951.00	32%	\$8,000.00
Total Restaurant	\$3,000.00	\$3,951.00	\$0.00	\$3,951.00	32%	\$8,000.00
Contingency						
Misc-Contingency	\$170,000.00	\$0.00	\$170,000.00	\$170,000.00	0%	\$50,000.00
janitorial services	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$28,000.00
Guard gate staff	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$92,000.00
Total Contingency	\$170,000.00	\$0.00	\$170,000.00	\$170,000.00	0%	\$170,000.00

The Groves

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
TOTAL EXPENDITURES	\$1,352,049.00	\$692,999.00	\$747,711.07	\$1,440,710.07	7%	\$1,504,404.09
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$642,496.00	-\$696,166.07	-\$53,670.07	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$120,000.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
TOTAL OTHER SOURCES (USES)	\$120,000.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$134,246.00	\$642,496.00	-\$696,166.07	-\$53,670.07	-140%	\$0.00
FUND BALANCE, BEGINNING	\$543,951.00	\$543,951.00	\$1,186,447.00	\$543,951.00	0%	\$490,280.93
FUND BALANCE, ENDING	\$678,197.00	\$1,186,447.00	\$490,280.93	\$490,280.93	-28%	\$490,280.93

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Reserve Fund 005

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Special Assmnts- Tax Collector	\$489,140.00	\$470,597.00	\$18,543.00	\$489,140.00	0%	\$515,657.45
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$20,626.30
TOTAL REVENUES	\$489,140.00	\$470,597.00	\$18,543.00	\$489,140.00	0%	\$495,031.15
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,313.15
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,313.15
<i>Reserves</i>						
Capital Reserve	\$474,894.00	\$37,577.00	\$437,317.00	\$474,894.00	0%	\$484,718.00
Total Reserves	\$474,894.00	\$37,577.00	\$437,317.00	\$474,894.00	0%	\$484,718.00
TOTAL EXPENDITURES	\$474,894.00	\$37,577.00	\$437,317.00	\$474,894.00	0%	\$495,031.15
Excess (deficiency) of revenues						
Over (under) expenditures	\$14,246.00	\$433,020.00	-\$418,774.00	\$14,246.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	\$120,000.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
TOTAL OTHER SOURCES (USES)	\$120,000.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$134,246.00	\$433,020.00	-\$418,774.00	\$14,246.00	-89%	\$0.00
FUND BALANCE, BEGINNING	\$543,951.00	\$543,951.00	\$976,971.00	\$543,951.00	0%	\$558,197.00
FUND BALANCE, ENDING	\$678,197.00	\$976,971.00	\$558,197.00	\$558,197.00	-18%	\$558,197.00

The Groves
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$543,951.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-\$53,670.07
Estimated Funds Available - 9/30/2026	\$490,280.93

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$490,280.93
Less: First Quarter Operating Reserve	-\$376,101.02
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$114,179.91

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Professional Services - Arbitrage Rebate Calculation

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within Accounting Services but specifically regarding construction.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Security Operations

Security Monitoring Services

Cost of CDD security personnel and equipment

Security Camera Maintenance

Camera maintenance to provide security for the District.

Security Services

The District may wish to contract with a private company to provide security for the District.

Road and Street Facilities

R&M-Sidewalks

This is for the repairs and maintenance of the sidewalks around the District.

R&M-Street Signs

This is for the repairs and maintenance of the street signs around the District.

R&M-Streetlights

This is for the repairs, maintenance and inspection of the streetlights around the District.

Electric Utility Services

Electricity-General

This is for the electric utility services for the irrigation timers, lift station pumps, fountains, signs, etc.

Street Lights

This is for the electricity for the streetlights in the District.

Gas Utility – Recreation Facilities

The district may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage/Solid Waste Control Services

Contracts-Solid Waste Services

This is for the solid waste services related to the operations of the District.

Garbage-Recreational Facility

The District will incur expenditures related to the removal of garbage and solid waste.

Water-Sewer Combination Services

Utility-Services

This is for the water utility services related to the operations of the District.

Budget Narrative
Fiscal Year 2027

Stormwater Control

Aquatic Maintenance

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species..

R&M-Lake & Pond Bank

The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

R&M-Stormwater System

This is for the repairs and maintenance of the stormwater system throughout the District.

Other physical Environment

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Landscape Maintenance - Contract

Landscaping company provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Parks and Recreation

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Clubhouse Misc. Expenses

Cost of miscellaneous expenses for clubhouse.

Computer Support

Cost of IT services and for clubhouse operational needs.

Dog Park Maintenance

Cost of upkeep and repairs to dog parks and recreation facilities in the CDD

Budget Narrative
Fiscal Year 2027

Parks and Recreation (continued)

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

R&M-Fitness Equipment

Cost of repairs and regular maintenance of CDD fitness equipment.

Janitorial Supplies

Cost of janitorial supplies for CDD Facilities.

Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Pool Furniture repair & Replacement

Cost of upkeep for pool furniture for CDD.

R&M-Pools

Cost of chemical pool treatments and similar maintenance.

Contract-Pools

Cost of Maintenance for CDD pool facilities.

R&M-Vehicles

Cost of Maintenance for CDD vehicles.

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Janitorial Services

Cost of janitorial services for CDD Facilities.

Guard gate staff

The board may set aside monetary reserves for necessary guard gate staff as needed.

The Groves
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2007 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,982.00	\$0.00	\$2,982.00	0%	\$0.00
Special Assmnts- Tax Collector	\$168,187.00	\$158,361.00	\$9,826.00	\$168,187.00	0%	\$168,186.92
Special Assmnts- Discounts	-\$6,727.00	-\$6,258.00	\$0.00	-\$6,258.00	-7%	-\$6,727.48
TOTAL REVENUES	\$161,460.00	\$155,085.00	\$9,826.00	\$164,911.00	2%	\$161,459.44
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,363.74
Total Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,363.74
<i>Debt Service</i>						
Principal Debt Retirement	\$110,000.00	\$0.00	\$110,000.00	\$110,000.00	0%	\$110,000.00
Interest Expense	\$48,125.00	\$24,063.00	\$24,062.00	\$48,125.00	0%	\$42,075.00
Total Debt Service	\$158,125.00	\$24,063.00	\$134,062.00	\$158,125.00	0%	\$152,075.00
TOTAL EXPENDITURES	\$158,125.00	\$24,063.00	\$134,062.00	\$158,125.00		\$152,075.00
Excess (deficiency) of revenues						
Over (under) expenditures	\$3,335.00	\$131,022.00	-\$124,236.00	\$6,786.00	103%	\$9,384.44
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$131,022.00	-\$124,236.00	\$6,786.00	0%	\$9,384.44
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$6,786.00
FUND BALANCE, ENDING	\$0.00	\$131,022.00	-\$124,236.00	\$6,786.00	0%	\$16,170.44

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2007 Bonds	\$975,000.00	\$875,000.00	\$765,000.00	\$655,000.00

**Debt Amortization Schedule
Series 2007 Special Assessment Bonds**

Date	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2020	\$1,410,000.00	\$80,000.00	5.50%	\$38,775.00	\$118,775.00	\$118,775.00
11/1/2020	\$1,330,000.00		5.50%	\$36,575.00	\$36,575.00	
5/1/2021	\$1,330,000.00	\$85,000.00	5.50%	\$36,575.00	\$121,575.00	\$158,150.00
11/1/2021	\$1,245,000.00		5.50%	\$34,237.50	\$34,237.50	
5/1/2022	\$1,245,000.00	\$85,000.00	5.50%	\$34,237.50	\$119,237.50	\$153,475.00
11/1/2022	\$1,160,000.00		5.50%	\$31,900.00	\$31,900.00	
5/1/2023	\$1,160,000.00	\$90,000.00	5.50%	\$31,900.00	\$121,900.00	\$153,800.00
11/1/2023	\$1,070,000.00		5.50%	\$29,425.00	\$29,425.00	
5/1/2024	\$1,070,000.00	\$95,000.00	5.50%	\$29,425.00	\$124,425.00	\$153,850.00
11/1/2024	\$975,000.00		5.50%	\$26,812.50	\$26,812.50	
5/1/2025	\$975,000.00	\$100,000.00	5.50%	\$26,812.50	\$126,812.50	\$153,625.00
11/1/2025	\$875,000.00		5.50%	\$24,062.50	\$24,062.50	
5/1/2026	\$875,000.00	\$110,000.00	5.50%	\$24,062.50	\$134,062.50	\$158,125.00
11/1/2026	\$765,000.00		5.50%	\$21,037.50	\$21,037.50	
5/1/2027	\$765,000.00	\$110,000.00	5.50%	\$21,037.50	\$131,037.50	\$152,075.00
11/1/2027	\$655,000.00		5.50%	\$18,012.50	\$18,012.50	
5/1/2028	\$655,000.00	\$120,000.00	5.50%	\$18,012.50	\$138,012.50	\$156,025.00
11/1/2028	\$535,000.00		5.50%	\$14,712.50	\$14,712.50	
5/1/2029	\$535,000.00	\$125,000.00	5.50%	\$14,712.50	\$139,712.50	\$154,425.00
11/1/2029	\$410,000.00		5.50%	\$11,275.00	\$11,275.00	
5/1/2030	\$410,000.00	\$130,000.00	5.50%	\$11,275.00	\$141,275.00	\$152,550.00
11/1/2030	\$280,000.00		5.50%	\$7,700.00	\$7,700.00	
5/1/2031	\$280,000.00	\$135,000.00	5.50%	\$7,700.00	\$142,700.00	\$150,400.00
11/1/2031	\$145,000.00		5.50%	\$3,987.50	\$3,987.50	
5/1/2032	\$145,000.00	\$145,000.00	5.50%	\$3,987.50	\$148,987.50	\$152,975.00
Total		\$975,000.00		\$255,200.00	\$1,230,200.00	\$1,230,200.00

District Name

Community Development District

Debt Service Fund

Budget Narrative

Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



The Groves

Community Development District

Supporting Budget Schedule

FY 2027



Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

Product	General Fund 001			2007 DS Per Unit			Total Assessments per Unit				O&M	Bond	Prepaid
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	Units	Units 2015	Units
Single Family	\$2,670.80	\$2,550.67	4.7%	\$220.14	\$220.14	0.0%	\$2,890.94	\$2,770.81	\$120.13	4.3%	285	285	0
Courtyard	\$2,670.80	\$2,550.67	4.7%	\$220.14	\$220.14	0.0%	\$2,890.94	\$2,770.81	\$120.13	4.3%	273	273	0
Patio	\$2,670.80	\$2,550.67	4.7%	\$220.14	\$220.14	0.0%	\$2,890.94	\$2,770.81	\$120.13	4.3%	138	138	0
Estate	\$2,670.80	\$2,550.67	4.7%	\$220.14	\$220.14	0.0%	\$2,890.94	\$2,770.81	\$120.13	4.3%	59	59	1
Golf Course	\$26,708.00	\$25,506.73	4.7%	\$2,201.36	\$2,201.36	0.0%	\$28,909.36	\$27,708.09	\$1,201.27	4.3%	1	1	0
											756	756	1

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Groves Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of The Groves Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE GROVES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST 2026.

ATTEST:

**THE GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit A
Adopted Budget for Fiscal Year 2027

Exhibit B
Assessment Roll

RESOLUTION 2026-12

A RESOLUTION OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS, the Groves (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August 2026.

ATTEST:

**THE GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chairman / Vice-Chairman

Exhibit “A”
Board of Supervisors’ Meeting Dates
The Groves
Community Development District
Fiscal Year 2026/2027

October 6, 2026

November 10, 2026

December 1, 2026

January 5, 2027

February 2, 2027

March 2, 2027

April 6, 2027

May 4, 2027 Proposed Budget Meeting

June 1, 2027

July 6, 2027

August 3, 2027 Final Budget Meeting

September 7, 2027

All meetings will convene at 10:00 a.m. at The Groves Civic Center, located at 7924 Melogold Circle, Lond O’ Lakes, Florida 34637 (with the following exceptions: November meeting that will be held on a second Tuesday at 10:00 a.m.)



154A Whitaker Road

Lutz, FL 33549

Phone: 813-333-2103

Registry No: 31211

Admin@BALEngineering.com

July 17, 2026

The Groves Clubhouse
4311 W Ida St
Tampa, FL 33614

Attention: Mr. Dick Loar

Re: The Groves Clubhouse HVAC Assessment and Report

Dick,

Per your request, BAL Engineering, Inc. is pleased to submit to you our proposal to provide Mechanical Engineering Services for the HVAC assessment of the 12,750 Sq. Ft. Clubhouse located at The Groves in Pasco County, Florida. Per our telephone conversations, our scope of work is to perform an engineering overview, assessment and recommendations regarding the HVAC systems currently serving the club house building. It is our understanding the Owner's request for this engineering review is to verify overall building cooling requirements, review the available options for equipment replacement and consolidation of systems from the current 14 split DX HVAC systems serving this building. Our scope will include:

- Site visit to perform a non-destructive survey of the existing facility to determine existing building/occupancy conditions, interior heat loads, and building constructs.
- Perform Heating/Cooling load calculations based on current layout and existing building envelope information.
- Provide general analysis of our findings and recommendations for corrective action.
- Provide final written report inclusive of survey and load calculation results, recommendations for corrective action and engineering estimate of probable cost for your use in developing overall project budget estimates.

Our proposed fee for the above services is \$ 8,000.00

If additional services are requested, we will perform the services at our standard hourly rates per the following:

Principal (Registered PE):	<u>\$185.00/Hr.</u>
Engineer/Project Manager:	<u>\$160.00/Hr.</u>
Designer:	<u>\$135.00/Hr.</u>
CAD/Revit Operator:	<u>\$ 90.00/Hr.</u>
Administrative:	<u>\$ 70.00/Hr.</u>

If a definite scope of work is determined for the additional services, we can provide a fee quotation for the work. We will need written authorization for additional services.

Our scope for this phase of the project does NOT include:

- Formal Life Cycle Cost Analysis (LCCA).
- Detailed Structural, Electrical Engineering or Architectural assessments.
- Site visits in addition to those mentioned above. Additional site visits to be billed at \$500/visit per discipline.
- Any Owner reviews, coordination, presentations, etc. to meet Owner requirements beyond those mentioned above.

Due to our current workload, we will not be able to start our investigation until 1st of September.

We appreciate the opportunity to be of service and look forward to the opportunity to work with you on this project. If you have any questions or concerns regarding this proposal do not hesitate to call or email. If you find this proposal acceptable, please sign below and return (1) original to BAL Engineering, Inc.

Sincerely,



Bryant A. Lyle, P.E.

Authorized Signature

(Date)



TERMS & CONDITIONS

BAL Engineering, Inc. shall perform the services outlined in this agreement for the stated fee arrangements.

Fee:

The total fee, if stated, shall be understood to be an estimate, and shall not be exceeded by more than 10% without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. Rates are as follows:

Principal (Registered PE):	<u>\$ 185.00/Hr.</u>
Engineer:	<u>\$ 160.00/Hr.</u>
Designer:	<u>\$ 135.00/Hr.</u>
CAD/Revit Operator:	\$ 90.00/Hr.
Administrative:	\$ 70.00/Hr.

Travel expenses shall be billed at \$0.50 per mile or cost plus 15%, whichever is higher. Other expenses shall be billed at cost plus 15%.

Billing / Payments:

Invoices for **BAL Engineering, Inc.** services shall be submitted, at **BAL Engineering, Inc.'s** option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days, **BAL Engineering, Inc.** may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice.

Late Payments:

Accounts unpaid 60 days after the invoice day may be subject to a monthly service charge of 1.5% on the unpaid balance (18% true annual rate), at the sole discretion of **BAL Engineering, Inc.** In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all cost of collection, including reasonable attorney's fees.

Design without Construction Review:

The Client agrees that it would be unfair to hold **BAL Engineering, Inc.** liable for problems that might occur should **BAL Engineering, Inc.'s** plans, specifications, or design intent are not followed, or for problems resulting from others' failure to obtain and/or follow **BAL Engineering, Inc.'s** guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are detected or alleged to exist in or as a consequence of implementing **BAL Engineering, Inc.'s** plans, specifications, or other instruments of service. The Client also waives any claim against **BAL Engineering, Inc.** for injury or loss that results from failure to follow **BAL Engineering, Inc.'s** plans, specifications, or design intent, or for failure to obtain and/or follow **BAL Engineering, Inc.'s** guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within or arising as a result of implementing **BAL Engineering, Inc.'s** plans, specifications, or other instruments of service. In addition, the Client agrees to compensate **BAL Engineering, Inc.** for any time spent and expenses incurred by **BAL Engineering, Inc.** in defense of any such claim, with such compensation to be based upon **BAL Engineering, Inc.'s** prevailing fee schedule and expense reimbursement policy.

Access to Site:

Unless otherwise stated, **BAL Engineering, Inc.** will have access to the site for activities necessary for the performance of services. **BAL Engineering, Inc.** will take precautions to minimize damage due to these activities, but have not included in the fee the cost of restoration of any resulting damage.

Indemnification:

The Client shall indemnify and hold harmless **BAL Engineering, Inc.** and all of its personnel from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss, or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except **BAL Engineering, Inc.**), or anyone whose acts of which any of them may be liable.

Risk Allocation:

In recognition of the relative risks and benefits of the project to both the Client and **BAL Engineering, Inc.** the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, **BAL Engineering, Inc.**'s total liability to the Client for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from any cause or causes, shall not exceed ten times our fee or of \$50,000, whichever is less. Such causes include, but are not limited to, **BAL Engineering, Inc.**'s negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.

Termination of Services:

This agreement may be terminated by the Client or **BAL Engineering, Inc.** should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay **BAL Engineering, Inc.** for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

Ownership of Document:

All documents produced by **BAL Engineering, Inc.** under this agreement shall remain the property of **BAL Engineering, Inc.** and may not be used by the Client for any other endeavor without written consent of **BAL Engineering, Inc.**

Applicable Laws:

Unless otherwise specified, this agreement shall be governed by the laws of the State of Florida.



Manager Report

July 16, 2026

Landscape

- Landscaping enhancement plans moving forward.
- Dead bush removal continues.
- Mulch delivered staged in parking lot
- Attached irrigation wet check report
- Westco on site Monday 7/20/26 to check controller for clubhouse.
-

Ponds

- Pond 22 spayed
- Jaffa ponds 3A & 3B three times for algae bloom.



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Restaurant

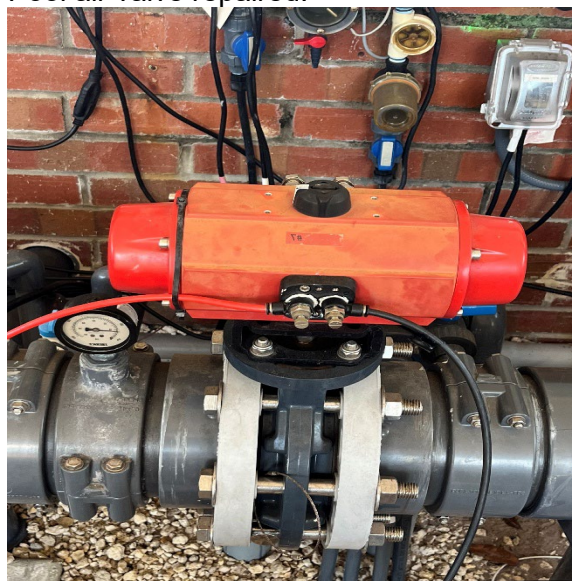
- Restaurant drain plugged again, McNatt onsite to clear the clogged drainpipe.
- McNatt will be jetting the dishwasher drain system to clear grease. This is a process that will take 2 hours \$1400 if additional time is needed it will be \$265 an hour. This is dependent on how many feet they need to clear. 60 feet to grease trap.
- Still waiting on proposals for gas repair on cooktop along with other items that restaurant needs. The restaurant has contacted the vendor of their choice and is in touch with them. We will pay once repairs are made.

Pool

- Pool passed the county safety inspection, no citations.
- Pool incoming water filter installed
- This will help with minimizing the rust stains on the bottom of the pool.



Pool air valve repaired.



Field & Maintenance

- New complete A/C for Fitness Center.



- Tennis / pickle court locks completed on 7/10/26



-
- Fitness Logic on site repaired treadmill. Waiting on new seat for incumbent bike seat and elliptical machine part.
- Seat lever on bench press to be repaired at the same time when they are on site.
- Alston Electric to replace emergency lighting in main hallway on Monday 7/20/26.

Administrative

- All residents given access to Raquet courts automatically through the E-merge system.
- Tennis Court Lock System was NOT vandalized the locks are designed to float. ECS has been contacted to redesign the spring closure because the gates do not close automatically.
- ECS contacted for additional cameras for tennis courts and shuffleboard. Attached
- 3 faulty lights repair requests submitted to the WREC.
- New full-time employee started on 7/14/26
- Architectural signage and printing scheduled to be onsite next week to review signage needs and prepare a quote.
- HVAC maps sent to Supervisor Loar and Lewis to have on hand. Supervisor Loar to send to BDL engineering for review and to produce a proposal for our systems.
- Stormwater drain clean out on Shaddock appears to have worked, according to residents that have reported to us.
- Ice Machine purchased for building maintenance.

- Sent specs from ballroom proposal on audio visual to various companies for additional proposals. Only one has reached out to be onsite sometime next week.
- 2 alligators removed this week from behind Building Maintenance and from pond #10. We were told we can apply for an open permit to speed up the process of removal and have asked for them to do this.
- Electrician called to update the emergency lighting in the clubhouse hallway.
- Contacted companies for hardwood lifting affecting possible street blockage if high winds or storms occur.

FRONT / BACK GATE

- Kirby welding will be onsite next week to repair front gates. He has provided his COI and W-9 to be paid through Avid.
- Left exit camera had moisture behind lens, Camera swapped out.
- Additional orange traffic poles installed (Thank you Frank)
- ECS contacted to investigate installing relay switches for front metal gates to help eliminate the swing gate getting stuck in it when someone crashes into it.
- 813 crediting back due to lack of employee coverage.
- Clinton has sent out another round of collection letters. 2 residents and 1 renter are not responding to damage letters we may have to get Sheriff's or Counsel involved. These damages incurred large dollar amounts.
- Gate strikes over this past week were all resident strikes.
- Back gate strike occurred from vendors however only 1 could be read by the plate reader the other company had a box covering license plate so we are unable to send a demand letter to them.

Irrigation Inspection Reference

Number: 13550
Inspection Date: 7/13/2026

IRRIGATION INSPECTION REPORT

Job Site: The Groves Golf & Country Club - CDD

Customer: Inframark

Contact: Wendi/Clinton

Email: na

Davey: Adonis Lopez

Email: na

Title: Irrigation Technician

Phone: na

Property Gate Code: na

Controller Room Code: na

Water Sources

Water Source Size / HP Model

Controller Make / Model

☐ City Water PVB Backflow

☐ City Water RPZ

☒ Well/Pump

Reclaimed & Well

Toro

Zone	Head Type (Rotor, Spray, Drip, MP)	Zone Description (Turf, Bed, Both)	Decoder Address
1	Controller 100		
2	Zone 1 Rotors	Replaced 1 rotor	Sanguinelli-Ponkan
3	Zone 2 Rotors	No repairs or replacements needed	Sanguinelli/Tangor/Ruby Re
4	Zone 3 Rotors	No repairs or replacements needed	Red Blush
5	Zone 4 Rotors	No repairs or replacements needed	Common area Ponkan
6	Zone 5 Rotors	No repairs or replacements needed	Melogold to Golf Course
7	Controller 19	Diamonte	
8	Zone 1 Rotors	No repairs or replacements needed	Park
9	Zone 2 Rotors	No repairs or replacements needed	Park
10	Controller 81	Diamonte	
11	Zone 9 Rotors	No repairs or replacements needed	
12	Zone 1 - Rotors	No repairs or replacements needed	Park @ Fallglo
13	Zone 2 - Rotors	No repairs or replacements needed	Park @ Fallglo
14	Zone 3 - Rotors	No repairs or replacements needed	Park @ Fallglo
15	Zone 4 - Rotors	No repairs or replacements needed	Park @ Fallglo
16	Controller 21	Diamonte	
17	Zone 7 - Rotors	No repairs or replacements needed	
18	Zone 2 - Rotors	No repairs or replacements needed	
19	Controller 30	Boulevard - completely redone for plant installation	
20	Zone 1 - Rotors	No repairs or replacements needed	rt side entrance center
21	Zone 2 - Rotors	Adjusted a rotor	rt side entrance
22	Zone 3 - Sprays & Rotors	No repairs or replacements needed	Island @ entrance
23	Zone 4 - Sprays	No repairs or replacements needed	Island @ Entrance
24	Zone 5 - Rotors/Drip	No repairs or replacements needed	It side property exit
25	Zone 6 - Rotors	No repairs or replacements needed	rt side property exit

Notes to Customer



IRRIGATION INSPECTION REPORT

Irrigation Inspection Reference

Number: 13550

Inspection Date: 7/13/2026

Job Site: The Groves Golf & Country Club - CDD

Customer: Inframark

Contact: Wendi/Clinton

Email: na

Davey: Adonis Lopez

Email: na

Title: Irrigation Technician

Phone: na

Property Gate Code: na

Controller Room Code: na

Water Sources

Water Source Size / HP Model

Controller Make / Model

☐ City Water PVB Backflow

☐ City Water RPZ

☒ Well/Pump

Reclaimed & Well

Toro

Zone	Head Type (Rotor, Spray, Drip, MP)	Zone Description (Turf, Bed, Both)	Decoder Address
26	Zone 7 - Rotors	No repairs or replacements needed - Node installed - new zone	It side inside property
27	Zone 8 - Spray/Drip	No repairs or replacements needed - Node installed - new zone	It side outside property
28	Zone 9 - Drip	No repairs or replacements needed - Node Installed - new zone	It side outside property
29	Controller 50	Dog Park	
30	Zone 1 - Rotors	Adjust 4 rotors	side walk entrance
31	Zone 2 - Sprays	No repairs or replacements needed	dog park entrance
32	Zone 3 - Rotors	No repairs or replacements needed	in front of dog park
33	Zone 4 - Rotors	No repairs or replacements needed	inside dog park
34	Zone 5 - Rotors	No repairs or replacements needed	Corner of Berna
35	Zone 6 - Rotors	Replaced 1 rotor	dog park & butterfly park
36	Zone 7 - Empty		
37	Zone 8 - Rotors	No repairs or replacements needed	in front butterfly house
38	Zone 9 - Rotors	No repairs or replacements needed	inside butterfly house
39	Zone 10 - Rotors	No repairs or replacements needed	Right side - Berna
40	Zone 11 - Rotors	No repairs or replacements needed	Common area past Butterfly
41	Zone 12 - Rotors	Replaced 1 rotor	Bouquet Street
42			
43			
44			
45			
46			
47			
48			
49			
50			

Notes to Customer

IRRIGATION INSPECTION REPORT

Irrigation Inspection Reference

Number: 13551
Inspection Date: 7/13/2026

Job Site: The Groves Golf & Country Club - CDD

Customer: Inframark

Contact: Wendi/Clinton

Email: na

Davey: Adonis Lopez

Email: na

Title: Irrigation Technician

Phone: na

Property Gate Code: na

Controller Room Code: na

Water Sources

Water Source Size / HP Model

Controller Make / Model

- ☐ City Water PVB Backflow
☐ City Water RPZ
☒ Well/Pump

Reclaimed/Well

Toro

Zone	Head Type (Rotor, Spray, Drip, MP)	Zone Description (Turf, Bed, Both)	Decoder Address
1	Controller 38	Clubhouse	
2	Zone 1 - Sprays	No repairs or replacements needed	
3	Zone 2 - Sprays	Capped 2 - not needed	
4	Zone 3 - Sprays	No repairs or replacements needed	
5	Zone 4 - Sprays	Capped 1 - not needed	
6	Zone 5 - Sprays	No repairs or replacements needed	
7	Zone 6 - Rotors	No repairs or replacements needed	
8	Zone 7 - Rotors	Adjusted 1 rotor	
9	Zone 8 - Rotors	No repairs or replacements needed	
10	Zone 9 - Rotors	No repairs or replacements needed	
11	Zone 10 - Rotors	No repairs or replacements needed	
12	Controller 33	Tangor/Fallglo Park	
13	Zone 1 - Rotor	No repairs or replacements needed	Tangor
14	Zone 2 - Rotors	No repairs or replacements needed	Tangor
15	Zone 3 - Rotors	Replaced 2 rotors	Tangor
16	Zone 1 - Rotors	No repairs or replacements needed	Fallglo park
17	Zone 2 - Rotors	No repairs or replacements needed	Fallglo Park
18	Zone 3 - Rotors	No repairs or replacements needed	Fallglo Park
19	Zone 4 - Rotors	No repairs or replacements needed	Fallglo Park
20			
21			
22			
23			
24			
25			

Notes to Customer



Phone: (863) 797-7525 (863) 350-2715

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

The Groves / Add 2 cameras view tennis / pickleball



Date:	7/2/2026	PROPOSAL		Proposal No:	TH26720
Submitted to:	The Groves CDD C/O Inframark	Job Location:	The Groves / Add 2 cameras view tennis / pickleball		
Attention:	Clinton Robinson Title: CMS	Attention:	Clinton Robinson Title:		
Email:	clinton.robinson@inframark.com	Email:	clinton.robinson@inframark.com		
Phone:	815-428-4214 Fax:	Phone:	813-995-2832 Fax:		
Address:	7924 Melogold Circle	Address:	7924 Melogold Circle		
City / ST	Land O Lakes / FL Zip: 34637	City / ST	Land O Lakes / FL Zip: 34637		

SCOPE OF WORK:

INSTALL 2 - 4K - 8MP VARIFOCAL CAMERAS ON POLES FOR VIEWING THE PICKLEBALL AND TENNIS COURTS . RUN ALL CABLE IN CONDUIT BACK TO EXISTING ENCLOSURE . INSTALL 5 PORT POE SWITCH FOR POWER AND COMMUNICATION BACK TO EXISTING RECORDER IN CLUBHOUSE . BOTH CAMERAS WILL BE VIEWABLE ON EXISTING VMS AT OFFICE .THE RECORDER IN THE CLUBHOUSE HAS 32 CHANNELS OF WHICH ONLY 21 ARE BEING USED . PLENTY OF ROOM FOR 2 CAMERAS .

INCLUDED MATERIALS:

2- 4K - 8MP VARIFOCAL DAY/NIGHT BULLET CAMERAS . 1 - 5 PORT POE SWITCH . 2- 5' POLES . ALL CABLE NEEDED .

INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$2,890.00
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This proposal is valid through 8/1/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____ Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.



Phone: (863) 797-7525 (863) 350-2715
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MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

The Groves / Add 1 camera - Shuffle board court



Date:	7/2/2026	PROPOSAL	Proposal No:	TH26731
Submitted to:	The Groves CDD C/O Inframark	Job Location:	The Groves / Add 1 camera - Shuffle board court	
Attention:	Clinton Robinson Title: CMS	Attention:	Clinton Robinson Title:	
Email:	clinton.robinson@inframark.com	Email:	clinton.robinson@inframark.com	
Phone:	815-428-4214 Fax:	Phone:	813-995-2832 Fax:	
Address:	7924 Melogold Circle	Address:	7924 Melogold Circle	
City / ST	Land O Lakes / FL Zip: 34637	City / ST	Land O Lakes / FL Zip: 34637	

SCOPE OF WORK:

ADD 1 - 4K - 8MP VARIFOCAI DAY/NIGHT BULLET CAMERA TO EXISTING TENNIS COURT / PICKLEBALL CAMERA POST FOR VIEWING OF SHUFFLE BOARD COURT . THIS QUOTE IS ASSUMING THAT THE TENNIS COURT / PICKLEBALL CAMERA QUOTE IS APPROVED AS WE WILL USE THE EXISTING PATHWAY ALREADY IN PLACE . THE CAMERA WILL BE INSTALLED ON THE OPPOSITE SIDE OF THE EXISTING POLE .

INCLUDED MATERIALS:

1- 4K - 8MP VARIFOCAI DAY/NIGHT BULLET CAMERA . CAT 6 DIRECT BURIAL CABLE .

INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$980.00
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This proposal is valid through 8/1/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____
Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

F R O M	MCNATT PLUMBING COMPANY
	JOEL MCNATT / CFC045185
	5800 E BROADWAY AVENUE
	TAMPA, FLORIDA 33619
	(813) 971-6100 / FAX (813) 925-4629

PROPOSAL

Page No. 1
of 1 Pages

PROPOSAL SUBMITTED TO:		DATE 07/09/26
NAME THE GROVES GOLF & COUNTRY CLUB	JOB NAME THE GROVES GOLF & COUNTRY CLUB	
STREET 7924 MELOGOLD CIR	STREET 7924 MELOGOLD CIR	
CITY LAND O' LAKES	CITY LAND O' LAKES	STATE FL 34637
STATE FL 34637	PHONE CLUBHOUSE@THEGROVESCDD.ORG	

We hereby submit specifications and estimate for:
JET AND CAMERA ALL SEWER AND GREASE LINES

OPTION A: DURING REGULAR BUSINESS HOURS

\$ 1,400.00 FOR THE FIRST TWO HOURS
\$ 265.00 EACH ADDITIONAL HOUR AS NEEDED

OPTION B : AFTER BUSINESS HOURS

\$ 1,700.00 FOR THE FIRST TWO HOURS
\$ 395.00 EACH ADDITIONAL HOUR AS NEEDED

* NOTE *

** THIS PROPOSAL WILL EXPIRE 30 DAYS AFTER RECEIVED **

*** COMPLETION OF JOB IS DEPENDENT ON AVAILABLE MATERIALS ***

We hereby propose to furnish labor and materials—complete in accordance with the above specifications, for the sum of _____ Dollars
(\$ _____) with payments to be made as follows:

UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. This proposal subject to acceptance within 10 days and it is void thereafter at the option of the undersigned.

Authorized Signature _____

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

DATE

7/14/24

Signature

[Handwritten Signature]

Signature

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – July 2026

- FYE Projections for end of year financials
- HVAC installed for Fitness Center
- Update of Emergency Handbook underway
- Holiday Lighting for Community secured for Holiday 2026
- Attended Prebid meeting for OLM

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Fiscal Year 2026 End-of-Year Financial Forecast

As we approach the end of Fiscal Year 2026, the District remains in a solid financial position with **100% of our assessments collected** and revenues exceeding budget, helping offset many of the unexpected expenses we experienced this year. Based on our current financials and projected expenditures through September 30, we anticipate the District's **\$170,000 Contingency Fund will be fully utilized**, with approximately **\$182,000 in extraordinary and unbudgeted expenses** by fiscal year-end—about **\$12,000 above the original contingency allocation**.

What Drove These Projected Additional Costs?

- **Security Operations Unbudgeted – Approximately \$102,000** addition of security guards and roving patrol services, and security camera maintenance.
- **Electric Utilities – Approximately \$23,000**
Increased costs resulting from Ballroom and Fitness Center HVAC deficiencies, a full season of cooling the swimming pool, and the extreme summer temperatures we experienced this year.
- **Janitorial Services & Supplies – Approximately \$28,000**
Expanded cleaning services, increased clubhouse activity, First Tee summer programming, and higher supply costs.
- **District Counsel – Approximately \$22,500**
Governing document updates, litigation matters, and three additional Board meetings requiring additional legal attendance.
- **Community Improvements – Approximately \$15,000**
Shuffleboard court improvements and equipment, additional pickleball nets, new tennis benches, and other athletic court enhancements.
- **Restaurant Repairs – Approximately \$14,000**
Plumbing, electrical repairs, drain jetting, and equipment repairs necessary to keep the restaurant operating.

Looking Ahead

While these projected expenses exceed what we originally budgeted, they are largely the result of **one-time investments** in public safety, infrastructure, and maintaining the quality of the amenities our residents expect. Thanks to strong assessment collections, higher investment earnings, and revenue recovered from gate damage claims, we expect the District to close Fiscal Year 2026 in a financially stable position and enter Fiscal Year 2027 with many of these extraordinary expenses behind us.

**MINUTES OF MEETING
THE GROVES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Groves Community Development District was held on Tuesday July 7, 2026, and called to order at 10:00 a.m. at The Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, Florida 34647.

Present and constituting a quorum were:

Jimmy Allison	Chairperson
Richard Loar	Vice Chairperson
Sandy Cross	Assistant Secretary
Joel Watkins	Assistant Secretary
Jim Lewis	Assistant Secretary

Also present, either in person or via Teams Communications, were:

Wendi McAnn	District Manager, Inframark
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Stephen Brietlic	District Engineer, Inframark
Grace Rinaldi	District Counsel, Kilinski/Van Wyk
Clint Robinson	Assistant District Manager, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. McAnn called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

Chairman Allison recognized Frank DiMeo for his dedicated service to the community, particularly his ongoing assistance with troubleshooting and repairing the community gates. In appreciation of his efforts, Mr. Buzzeo made a commemorative shadowbox. Chairman Allison then presented Mr. DiMeo with the commemorative shadow box.

The Supervisors received staff updates and heard audience comments.

A representative from 813 Security provided an update on security operations, including the implementation and activities of the roving security guard.

The Steadfast representative reported on additional treatment efforts for Pond 3A. It was also noted that an Argo vehicle was utilized in Pond 22 to break up lily pads, improving access and allowing treatment applications to be extended farther into the wetland area.

Audience comments included a request to determine whether the Board would welcome assistance from the HOA Landscape Committee in conducting monthly landscape inspections, as well as expressions of appreciation for the Board's recent landscape enhancements. Additionally, a resident requested that heat advisory notifications be distributed to residents and suggested that staff receive training on the use of automated external defibrillators.

The Board approved moving The Turn Bar discussion to Business Item 4A to allow Jennifer to be present for the item. Additionally, Supervisor Loar made a motion to add a discussion regarding BLA Engineering and a requested study of the HVAC system to the agenda. The Board unanimously approved the addition by a vote of 5-0.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Turn Bar Discussion

Mr. Watkins provided the Board with a document summarizing his discussions with The Turn Bar. The Board reviewed and discussed his findings. Supervisor Watkins also expressed interest in assisting with the review and refinement of the contract when it comes time for renewal.

On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion made to amend contract to waive rent payments from May-September carried. 5-0

B. Consideration of Toshiba Copy Machine Proposal

On MOTION by Mr. Loar, seconded by Mr. Lewis, with all in favor, motion to accept the Toshiba Copy Machine Proposal for printer in the amount of \$298.16 for 63 months, carried. 5-0

C. Discussion and Consideration of Aging My Way Pickleball Tournament

The Supervisors discussed the proposed Aging My Way Pickleball Tournament and directed questions to the residents who presented the event proposal. Mr. Loar expressed opposition to keeping the gates open until 7:00 p.m.

A motion was made to approve the event contingent upon reaching an agreement with the Pickleball Board. If an agreement is reached, the event will proceed. The motion was seconded by Supervisor Watkins and carried by a vote of 4-1. Supervisor Cross was present but did not vote.

On MOTION by Mr. Loar, seconded by Mr. Watkins, motion for the Board to hold event contingent on discussion with pickleball board and if they are an agreement, the event will proceed carried. 4-1

D. Davey Update: Status on Landscape projects, proposal on Deer Repellent & on Lifetime Plant Care

April from Davey provided an update on the landscape installation project, including the areas scheduled for installation during the week. She also presented an overview of the landscape proposal contract, which includes a lifetime plant warranty, deer repellent treatment, and other services covered under the agreement. The Supervisors engaged in extensive discussion regarding the proposal and its provisions.

Ms. Cross made a motion to approve the Davey landscape proposal. The motion was seconded by Mr. Allison and passed by a vote of 4-1, with Mr. Loar voting in opposition.

On MOTION by Ms. Cross, seconded by Mr. Allison, motion made to accept the Davey Proposal carried. 4-1

E. Discussion on Golf Cart Path/Bridges Damage and Deficiencies

The District Engineer provided the Board with an update regarding the golf cart bridges and outlined the process being undertaken to file a claim related to deficiencies in the product. An update on the status of the claim is expected to be presented at the September Board meeting.

F. Discussion of OLM specs

A motion was made by Mr. Loar to maintain the OLM specifications as originally presented. However, the motion failed due to the lack of a second. Ms. Cross then made a motion to remove from the OLM proposal all services and specifications included in the previously approved Davey contract. Under the revised proposal, OLM's scope of work would be limited to mowing, edging, blowing, turf fertilization, and palm tree trimming. The motion was seconded by Mr. Watkins and carried by a vote of 4-1, with Mr. Loar voting in opposition.

On MOTION by Ms. Cross, seconded by Mr. Watkins, motion made to to remove from the OLM proposal all services and specifications included in the previously approved Davey contract. Under the revised proposal, OLM's scope of work would be limited to mowing, edging, blowing, turf fertilization, and palm tree trimming carried. 4-1

G. Ratification on Wilkes Air Condition Proposal for Fitness Center HVAC

On MOTION by Mr. Lewis, seconded by Mr. Allison, motion made to ratify Wilkes Air Condition Proposal for the Fitness Center HVAC carried. 5-0

H. BLA Engineering Study on Clubhouse HVAC System

Mr. Loar made a motion to engage BLA Engineering to perform an engineering study of the Clubhouse HVAC system. The motion was seconded by Supervisor Lewis, who noted that his support was contingent upon being included in the study process. The motion carried by a vote of 4-1, with Chairman Allison voting in opposition.

On MOTION by Mr. Loar, seconded by Mr. Lewis, motion made to engage BLA Engineering to perform an engineering study of the Clubhouse HVAC system carried. 4-1

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

District Counsel updated the board on legislative items that were vetoed by De Santis that impact CDD's.

B. District Engineer Report

The District Engineer asked the board if they would like to have another study done of the property, and he recommended that it needs to be completed approximately every 4 years.

C. Aquatics Report

The Steadfast representative had nothing additional to report since spoke during the audience comments portion of the meeting.

D. Clubhouse Manager Report

Mr. Robinson updated the Board on requests from last month's meeting. The Board had no additional questions regarding the report.

E. District Manager

Mr. Loar made a motion to hold a meet-and-greet event for the candidates. The motion failed due to the lack of a second.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Minutes of the Meeting Held on June 2, 2026

On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion to approve the June 2, 2026, Meeting Minutes carried. 5-0

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Cross provided handouts for the Board's review, including information related to community signage, a ballroom update, and correspondence with Ken Shaw regarding the CellGate system. The Board discussed the materials and received updates on each of the topics presented.

Mr. Lewis provided an update regarding the ongoing key fob cleanup project and discussed matters related to the tennis court camera system. The Board reviewed the status of both initiatives and discussed next steps.

EIGHTH ORDER OF BUSINESS

Audience Comments

Additional audience comments were received at the conclusion of the meeting. Topics discussed included the status and scope of the sound system study, opportunities for generating additional revenue, budgeting for future projects and capital improvements, concerns regarding a landscaping timer box that had been left open, and various needs and concerns for the restaurant.

166 **NINETH ORDER OF BUSINESS** **Adjournment**

167 On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion
168 to adjourn the meeting at 1:14 p.m. carried. 5-0
169

170

171

172

173 _____
Secretary/ Assistant Secretary

Chairperson / Vice-Chairperson